

**Redevelopment Authority Minutes
Meeting of December 15, 2010**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. DeRosa, Green, Halloin, Huggins, Kemp, and Barr

Staff Present: Messrs. Schatz, Nick, Reiter, Mses. Noland, Casteen

1. **Minutes.**

The minutes of the October 27, 2010, meeting were approved on a motion by Mr. Huggins, seconded by Mr. Green.

2. **Financial Statements.**

Ms. Casteen presented the financial statement dated November 30, 2010. Operating expenses were \$32.37 and capital expenses were \$1,280 for appraisal in the West Bank Redevelopment District.

Mr. Barr made a motion to accept the statement, Mr. Green seconded, the motion carried.

3. **Discussion of a purchase and development agreement for 2 S. Barstow.**

Mr. Mogensen addressed the RDA and explained his need for 20 parking stalls for tenants in the building if he were to remodel. He also submitted a memo to Mr. Nick in which he stated he would complete the building on or before April 1, 2013. He would also need to modify the windows on the building to meet current codes. He also stated he could reduce his parking need to 15 stalls at \$4,368 a year. Any such agreement, including review of the facade, would need RDA approval. Mr. Schatz noted that changes to the exterior will also need State Historical Society approval.

4. **Discussion of a proposal from Charles Gable for trade of property.**

Charles Gable addressed the RDA and stated that he originally planned to offer to trade property he owns at 28D Maple Street for the RDA property at 2 S. Barstow Street. However, he is no longer interested in this arrangement.

5. **Discussion of request from Charles Gable to allow him to sell/exchange property at 28D Maple Street to a developer.**

Mr. Gable stated that he had two parties interested in the waterfront portion of his property located at 28D Maple Street. This land is ideally located for a trail along the riverfront and shoreland. He felt that the waterfront will be best used as public ownership. He also commented that the higher City land to the north was eroding onto his property.

6. **Report on the costs of demolition for 2 S. Barstow Street.**

Mr. Schatz reported that he had contacted Market and Johnson for possible cost of the demolition of 2 S. Barstow Street. With the current conditions of the building and the possible removing

costs of the asbestos, the common wall with the adjacent building and retaining wall along the river, they gave a preliminary cost range of \$150,000 to \$250,000.

7. **Consideration of an assignment and delegation of development rights for PPL, Phase II, property.**

Geoff Moeding presented an update of his negotiations with potential investors in Phase II of the North Barstow Project. At this time they are not ready to sign any document with the City. He is attempting to negotiate the partnership document with Lander Company and would like to complete that by January 7, 2011. He is in discussion with other potential partners for Phase II.

Closed Session

Mr. Huggins moved to enter into a closed session, Mr. Green seconded, the motion carried.
Mr. Kemp moved to come out of a closed session. Mr. Huggins seconded, the motion carried.

Open Session

8. **Motion to approve a purchase and development agreement with John Mogensen for property at 2. South Barstow Street.**

Mr. Nick read the proposed amendments to the purchase agreement. In Section 4., occupancy permit for the building will occur on or before April 30, 2013. In Section 7, contingencies will be cleared by March 15, 2011. In Section 9, the maximum cost of parking in any given year will be \$4,368 for 10 years and those invoices shall be submitted to the City by January 31st of each year.

Mr. Halloin moved to approve the amended agreement with the new date and amounts as outlined by Mr. Nick. Mr. Kemp seconded and the motion carried. Mr. Mogensen stated that he was in agreement with the amendment.

9. **Motion to approve the assignment and delegation of development rights regarding the PPL, Phase II, property in the North Barstow Redevelopment District.**

Mr. Huggins moved to approve the assignment and delegation of the development rights for the PPL, Phase II, property with the understanding that it follows the outline of the previously approved General Development Plan as approved by the City Council. Mr. Kemp seconded and the motion carried.

10. **Motion to approve Phase II relocation plan for the West Bank Redevelopment District.**

Ms. Casteen stated that an amendment was needed to allow the acquisition of the red warehouse on the west side of Oxford Avenue. After the recent fire the owner desires to sell the property. This property was not included in the previously approved relocation plan.

Mr. Kemp moved to approve Phase II Relocation Plan for the warehouse. Mr. Halloin seconded and the motion carried.

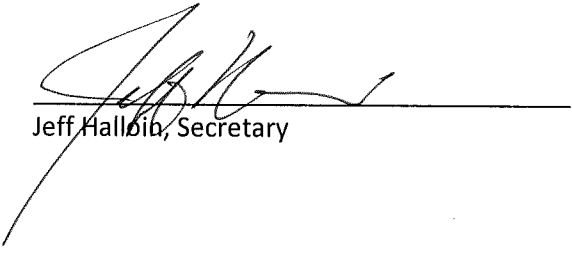
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11. **Discussion of RDA-owned parking lot on the corner of Wisconsin Street and N. Barstow Street.**

Mr. Schatz reported that staff had received comments on the condition of the surface of the lot as it is not paved nor approved for parking. Vehicles are parking there and creating mud holes and trailing dirt into the street. The Public Works Department placed some barricades at the entrances to keep vehicles out. The City does not have the resources to fence the property. It is also part of PPL Phase II and may be sold soon. Currently the site is frozen and snow covered. No action was taken.

12. **Announcements and Directions.**

The next meeting of the Redevelopment Authority will be January 19, 2011.



Jeff Hallob, Secretary